045.0	0004	0001.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,954,200	/	1,954,200
USE VALUE:	1,954,200	/	1,954,200
ASSESSED:	1,954,200	/	1,954,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	24 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 21,785 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1900, having primarily Brick Exterior and 10746 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
960	21785.000	1,082,800		871,400	1,954,200
Total Card	0.500	1,082,800		871,400	1,954,200
Total Parcel	0.500	1,082,800		871,400	1,954,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 181.85 | /Parcel: 181.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
31806			05/01/00

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0001.0

!3818!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	960	FV	1,082,800	0	21,785.	871,400	1,954,200	1,954,200	Year End Roll	12/18/2019
2019	960	FV	954,000	0	21,785.	925,900	1,879,900	1,879,900	Year End Roll	1/3/2019
2018	960	FV	954,000	0	21,785.	675,300	1,629,300	1,629,300	Year End Roll	12/20/2017
2017	960	FV	954,000	0	21,785.	588,200	1,542,200	1,542,200	Year End Roll	1/3/2017
2016	906	FV	954,000	0	21,785.	501,100	1,455,100	1,455,100	Year End	1/4/2016
2015	906	FV	825,300	0	21,785.	490,200	1,315,500	1,315,500	Year End Roll	12/11/2014
2014	906	FV	825,300	0	21,785.	403,000	1,228,300	1,228,300	Year End Roll	12/16/2013
2013	906	FV	825,300	0	21,785.	383,400	1,208,700	1,208,700		12/13/2012

PRINT

Date	Time
12/10/20	18:57:41

LAST REV

Date	Time
03/11/16	09:46:27

mmcmakin

USER DEFINED

Prior Id # 1:	31806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	01-01		1/1/1901		2	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2013	1290	Manual	58,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	External Ins	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
5/1/2000	Measured	263	PATRIOT
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		21785		Sq. Ft.	Site		0	80.	0.50	1									871,400						871,400	

Total AC/HA:	0.50011	Total SF/SM:	21785	Parcel LUC:	960	Church	Prime NB Desc:	ARLINGTON	Total:	871,400	Spl Credit		Total:	871,400

EXTERIOR INFORMATION

Type:	46 - Church/Syn.
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	3 - Concrete
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled: 0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89305788
Const Adj.:	1.05858731
Adj $ / SQ:	118.172
Other Features:	15022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1665868
Depreciation:	583054
Depreciated Total:	1082814

COMMENTS

RIGHT REAR OF BLDG SQUARED.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB		

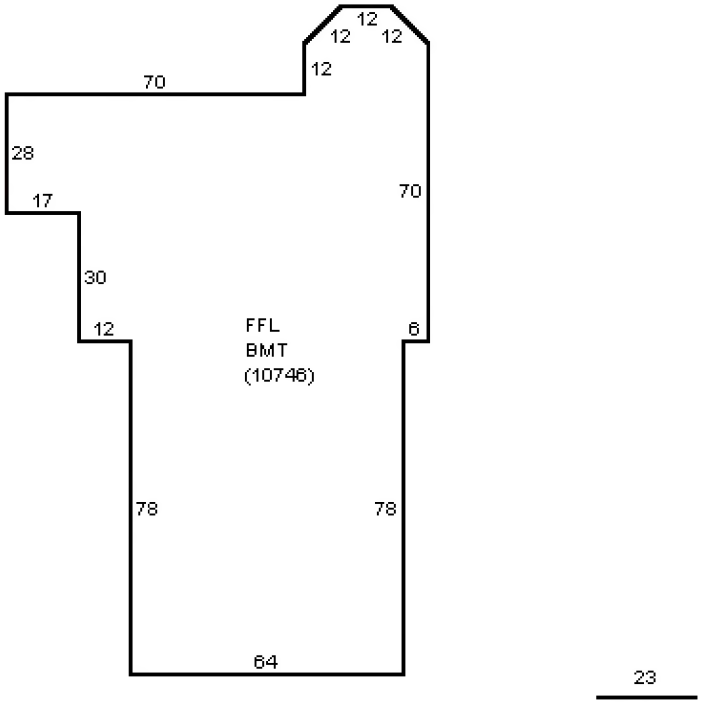
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.17
Special Features:	0	Val/Su Net:	50.38
Final Total:	1082800	Val/Su SzAd	100.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	10,746	35.450	380,964
FFL	First Floor	10,746	118.170	1,269,881

Net Sketched Area:	21,492			Total:	1,650,845
Size Ad	10746	Gross Are	21492	FinArea	10746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

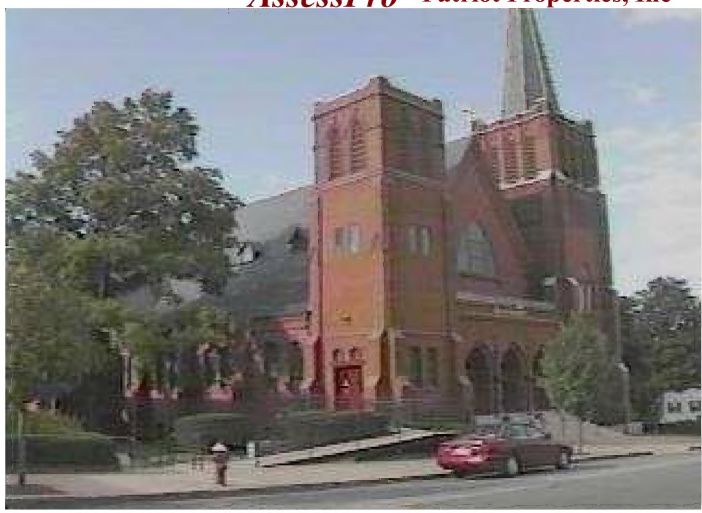
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

PARCEL ID

045.0-0004-0001.0

IMAGE

AssessPro Patriot Properties, Inc